

CITY of LINCOLN

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	8,250
Annual Single-Family Units Permitted (1996-98, Avg.):	92
Annual Multi-Family Units Permitted (1996-98, Avg.):	40
Total Annual Residential Units Permitted (1996-98, Avg.):	132

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input checked="" type="checkbox"/> 18. Police Service Fees	Y
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	-city reduces sr hsg fees for: traffic & school impact fees, water & sewer connection fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	25 - 50%
multi-family	< 25%

v. Nexus Reports

-Lincoln Public Facilities Area Plan & Element + Demand & Cost Analysis
(1998 - last update) - all impact and assessment district fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: West Lincoln
W. of Joiner Parkway, S. of Hwy. 193 & E. of Hwy. 65

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration - tiered off EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, utility undergrounding, street lights, soundwalls, landscaping, street trees;
-Internal Site Improvements:	-dedication of streets, infrastructure and utility easements; full street and infrastructure development, utility undergrounding, curb, gutter, sidewalk, street lights, street trees, front yard landscaping, fencing of units
-Common Amenities / Open Space:	-fees
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.; Developer Agreement
-Typical Reporting:	-geotechnical; all other conditional upon site and previous EIRs

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	218,590
Total Valuation per 25 Unit Subdivision Model	5,464,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,820
Zone Change Application Fee	1000 flat + 100 / acre		1,500
Planned Unit Development Fee	flat		2,500
Tentative Map Fee	flat		3,200
Final Map Fee (Public Works)	700 flat + 10/unit		950
Initial Study / Mit'd Neg Dec Fee	flat		500
Development Agreement	5000 flat + hrs		5,000
Design Review	500 flat + 7/unit		675
Subtotal Planning Fees			16,145

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,490	37,250
Building Plan Check Fee	65% of Bldg Permit	968.50	24,213
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.86	547
Energy Plan Check & Inspection Fee	flat per unit	30	750
Engineering Plan Check Fee	1% of improvement val'n		5,000
Engineering Inspection Fee	2% of improvement val'n		10,000
Grading Plan Check Fee	included in Eng'g Plan Check Fee		-
Electrical Permit Fee	per fixture count	200	5,000
Plumbing Permit Fee	per fixture count	200	5,000
Mechanical Permit Fee	per fixture count	100	2,500
New Address Fee	2 hrs @ 50/hr		100
Building Occupancy Fee	flat per unit	500	12,500
Subtotal Plan Check, Permit & Inspection Fees			102,860

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
County - Capital Facilities Fee	flat per unit	1,574	39,350
Placer City - Water Agency Capacity Fee	flat per meter	5011.50	125,288
Dist - Landscape, Lighting & Maintenance Fee	flat per unit	80	2,000
School District - Mello Roos (up front fee)	4.13/sf	10,325	258,125
City - Sanitary Sewer Connection (Tap) Fee	flat per unit	3208 (south of Auburn Ravine)	80,200
City - Water Connection (Tap) Fee	flat per unit	1,392	34,800
City - Water Meter Fee	flat per meter	344.80	8,620
City - Local Traffic Impact Fee	flat per unit	1,649	41,225
City - Drainage Impact Fee	flat per unit	269	6,725
City - Fire Services Impact Fee	flat per unit	230	5,750
City - Police Services Impact Fee	flat per unit	221	5,525
City - Administrative / Public Facilities Fee	flat per unit	297	7,425
City - Library Fees	flat per unit	337	8,425
City - Park Land Dedication In-Lieu Fee	flat per unit	192	4,800
City - Park and Recreation Fee	flat per unit	1,752	43,800
City - Park Tax	flat per unit	261	6,525
City - Cemetery Fee	flat per unit	60.70	1,518
City - Solid Waste Impact Fee	flat per unit	265	6,625
City - Supplemental O & M	flat per unit	200	5,000
Subtotal Infrastructure, Impact & District Fees			691,726

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	810,731
Total Fees per Unit (total from above / 25 units)	32,429

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Central Lincoln
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-upgrade to current citywide infrastructure standards; curb, gutter, sidewalk, street trees, street lights, full infrastructure development
-Typical Reporting	-none
-Project Management Requirements:	-participation in Landscape, Lighting & Maintenance District

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Model	218,590

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Initial Study / Categorical Exemption Fee	flat per unit	100	100
Design Review	500 flat + 7/unit		507
Subtotal Planning Fees			607

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,490	1,490
Building Plan Check Fee	65% of Bldg Permit	968.50	969
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.86	22
Energy Plan Check & Inspection Fee	flat per unit	30	30
Electrical Permit Fee	per fixture count	200	200
Plumbing Permit Fee	per fixture count	200	200
Mechanical Permit Fee	per fixture count	100	100
New Address Fee	1 hr @ 50/hr		50
Building Occupancy Fee	flat per unit	500	500
Subtotal Plan Check, Permit & Inspection Fees			3,561

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Placer Cty - Water Agency Capacity Fee	flat per meter	5011.50	5,012
District - Landscape, Lighting & Maintenance	flat per unit	80	80
Western Placer USD - School District Fee	1.93/sf	4,825	4,825
City - Water Meter Fee	flat per meter	344.80	345
City - Sanitary Sewer Connection (Tap) Fee	flat per unit	3208 (south of Auburn Ravine)	3,208
City - Water Connection (Tap) Fee	flat per unit	1,392	1,392
City - Local Traffic Impact Fee	flat per unit	1,649	1,649
City - Drainage Impact Fee	flat per unit	269	269
City - Fire Services Impact Fee	flat per unit	230	230
City - Police Services Impact Fee	flat per unit	221	221
City - Administrative / Public Facilities Fee	flat per unit	297	297
City - Library Fees	flat per unit	337	337
City - Park Land Dedication In-Lieu Fee	flat per unit	192	192
City - Park and Recreation Fee	flat per unit	1,752	1,752
City - Park Tax	flat per unit	261	261
City - Cemetery Fee	flat per unit	60.70	60.70
City - Solid Waste Impact Fee	flat per unit	265	265
Subtotal Infrastructure, Impact & District Fees			20,335

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	24,503
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	West Lincoln Joiner Parkway
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration - tiered off EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, utility undergrounding, street lights, soundwalls, landscaping, street trees; bus stops conditional upon site
-Internal Site Improvements:	-no dedication of streets req'd; infrastructure and utility easement dedication; full street and infrastructure development, utility undergrounding, curb, gutter, sidewalk, street lights, street trees, front yard landscaping, fencing of units
-Common Amenities / Open Space:	-fees; discretionary negotiation for other amenities
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.; Developer Agreement
-Typical Reporting:	-geotechnical; all other conditional upon site and previous EIRs

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	74.40
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	78,820
Total Valuation per 45 Unit Multi-Family Development Model	3,546,900

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,820
Zone Change Application Fee	1000 flat + 100 / acre		1,500
Planned Unit Development Fee	flat		2,500
Tentative Parcel Map	flat		1,000
Final Parcel Map	300 flat + 10 / unit		750
Initial Study / Mit'd Neg Dec Fee	flat		500
Development Agreement	5000 flat + hrs		5,000
Design Review	500 flat + 7/unit		815
Subtotal Planning Fees			13,885

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	per project	11,959
Building Plan Check Fee	65% of Bldg Permit	968.50	7,773
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.88	355
Energy Plan Check & Inspection Fee	flat per unit	30	1,350
Engineering Plan Check Fee	1% of improvement val'n		5,000
Engineering Inspection Fee	2% of improvement val'n		10,000
Grading Plan Check Fee	included in Eng'g Plan Check Fee		-
Electrical Permit Fee	per fixture count	155.55	7,000
Plumbing Permit Fee	per fixture count	155.55	7,000
Mechanical Permit Fee	per fixture count	100	4,500
New Address Fee	2 hrs @ 50/hr		100
Building Occupancy Fee	flat per building	6 bldgs @ 500 ea	3,000
Subtotal Plan Check, Permit & Inspection Fees			58,037

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Placer Cty Water Agency - Capacity Fee	flat per meter	5011.50	225,518
Dist - Landscape, Lighting & Maintenance Fee	flat per unit	80	3,600
Western Placer USD - School District Fee	1.93/sf	1,930	86,850
County - Capital Facilities Fee	flat per unit	1,147	51,615
City - Water Connection (Tap) Fee	flat per unit	1,392	62,640
City - Sanitary Sewer Connection (Tap) Fee	flat per unit	3208 (south of Auburn Ravine)	144,360
City - Water Meter Fee	flat per meter	344.80	15,516
City - Local Traffic Impact Fee	flat per unit	1,649	74,205
City - Drainage Impact Fee	flat per unit	269	12,105
City - Fire Services Impact Fee	flat per unit	230	10,350
City - Police Services Impact Fee	flat per unit	221	9,945
City - Administrative / Public Facilities Fee	flat per unit	297	13,365
City - Library Fees	flat per unit	337	15,165
City - Park Land Dedication In-Lieu Fee	flat per unit	192	8,640
City - Park and Recreation Fee	flat per unit	1,752	78,840
City - Park Tax	flat per unit	130.50	5,873
City - Cemetery Fee	flat per unit	60.70	2,732
City - Solid Waste Impact Fee	flat per unit	265	11,925
City - Supplemental O & M	flat per unit	200	9,000
Subtotal Infrastructure, Impact & District Fees			842,243
ix. Totals			
Total Fees for 45 Unit Multi-Family Model (total of subtotals above)			914,165
Total Fees per Unit (total from above / 45 units)			20,315